

COMMUNITY WORKSHOP

MAY 26, 2005



Process Diagram



COUNCIL INITIATION (Aug. 2002)

Vision and Expected Outcomes

Technical Analysis

Foundational Infrastructure & Land **Use Concepts**

Development of CVSP & EIR

Recommendation and Consideration



July - Dec. 2003 **Existing Conditions:** Land Use, Biology, Geology, Hydrology, Traffic, Infrastructure, etc.



Jan. 2004 - Jan. 2005 **Design Concepts:**

Market Analysis Composite Framework Design Principles Land Use Concepts Greenbelt Strategies



Feb. 2005 - Dec. 2005 **CVSP Documents:**

Specific Plan Zoning Code Design Guidelines Financing Plan Implementation Plan Phasing Plan Greenbelt Strategies Draft EIR Review/Comment





Jan. 2006 - Mar. 2006 EIR Certification Council Consideration



MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners

MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Plng. Comm. Study Sessions Council Review

MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Public Agencies **EIR Scoping Meetings** Plng. Comm. Study Sessions Council Review

MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Public Agencies Plng. Commission Hearing Final Council Hearing













Outreach and Participation

- 30+ Task Force Meetings (avg. 50)
- Seven Community
 Workshops (avg. 140)
- 21 Technical Advisory
 Committee Meetings
- Several Stakeholder Meetings

- Several Property Owner Meetings
- Next Task Force
 Meetings 6/20 & 8/8
- Focus Groups
- Future Community Meetings
- Public Hearings
- Website

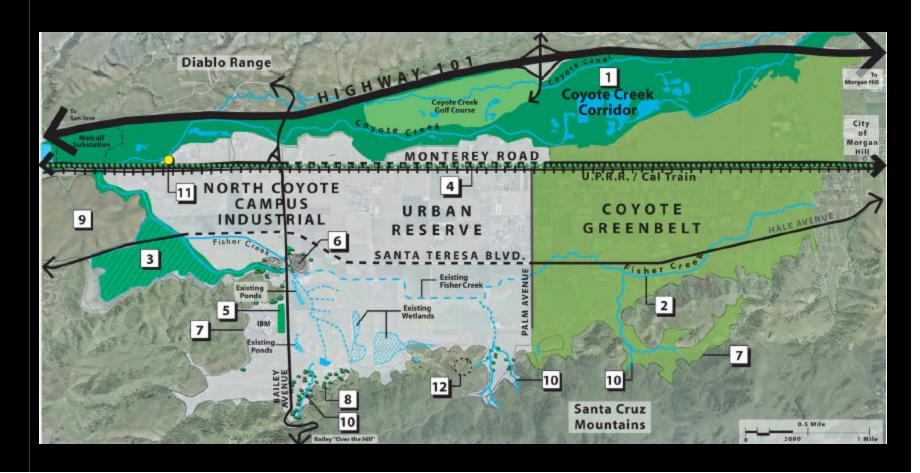


Environmental Footprint

FIXED ELEMENTS

- 1. Coyote Creek Corridor
- 2. Fisher Creek in Greenbelt
- 3. Laguna Seca
- 4. Keesling's Shade Tree

- 5. IBM Wetland
- 6. Hillock
- 7. Hills (15% Limit)
- 8. Oak Savannah
- 9. Tulare Hill
- 10. Streams
- 11. Hamlet of Coyote
- 12. Archaeological Site





Modified Public Realm





Illustrative Land Uses (1-29-04 Task Force)





Aerial Rendition (11-29-04 Task Force)



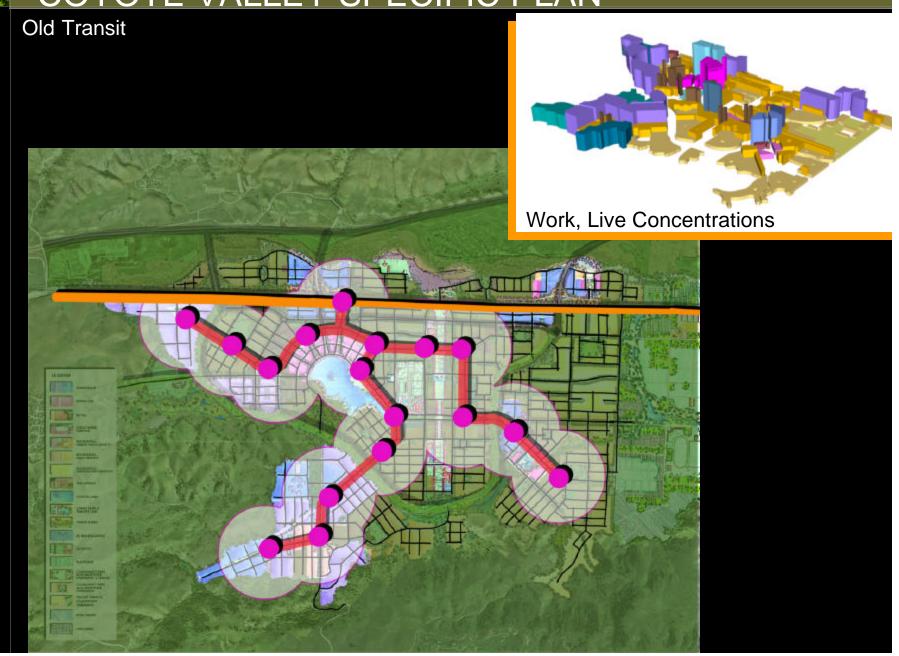


May 26, 2005

Issues Update

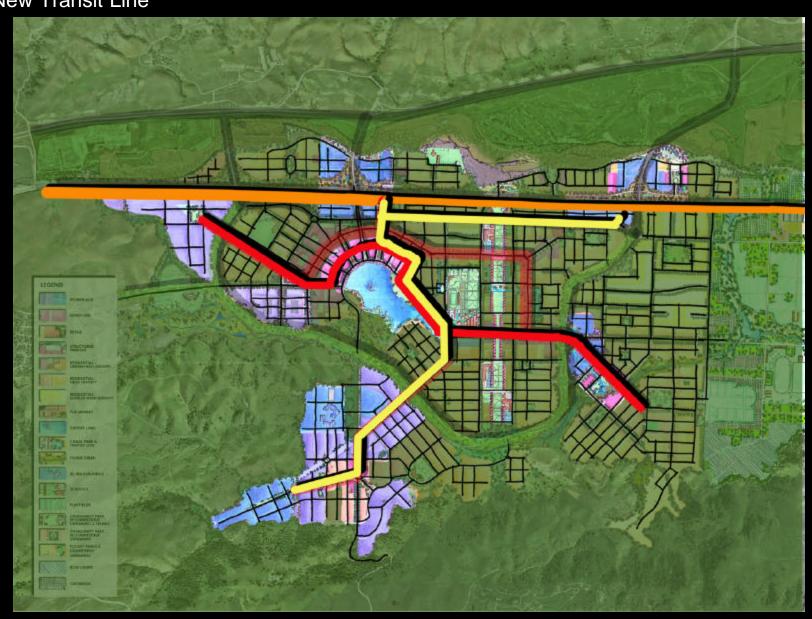
Transit





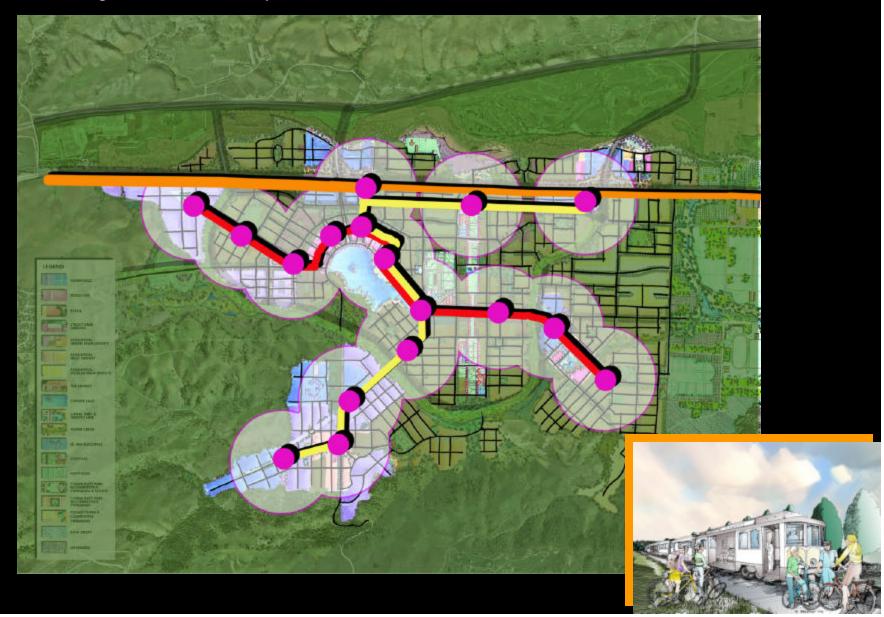


New Transit Line





Reaching East of Monterey Road & Southeast Work Node





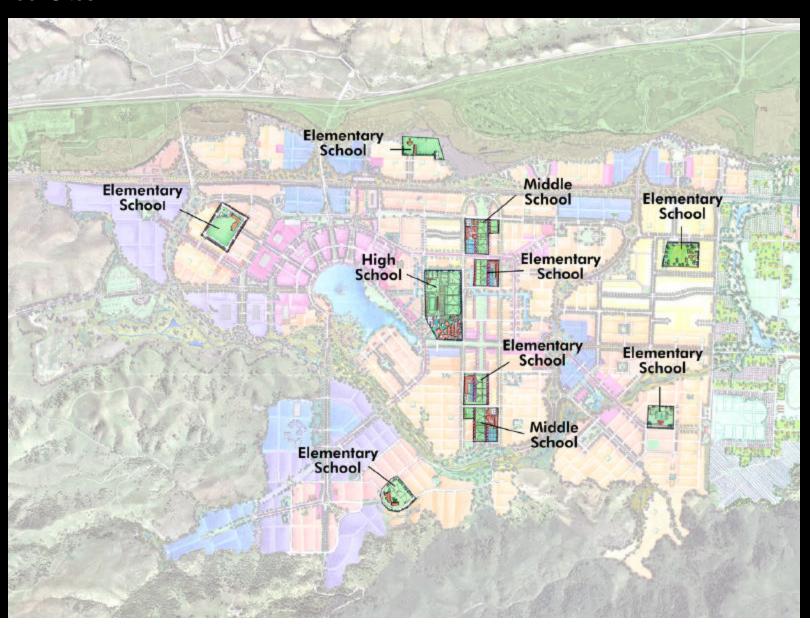
May 26, 2005

Issues Update

Schools

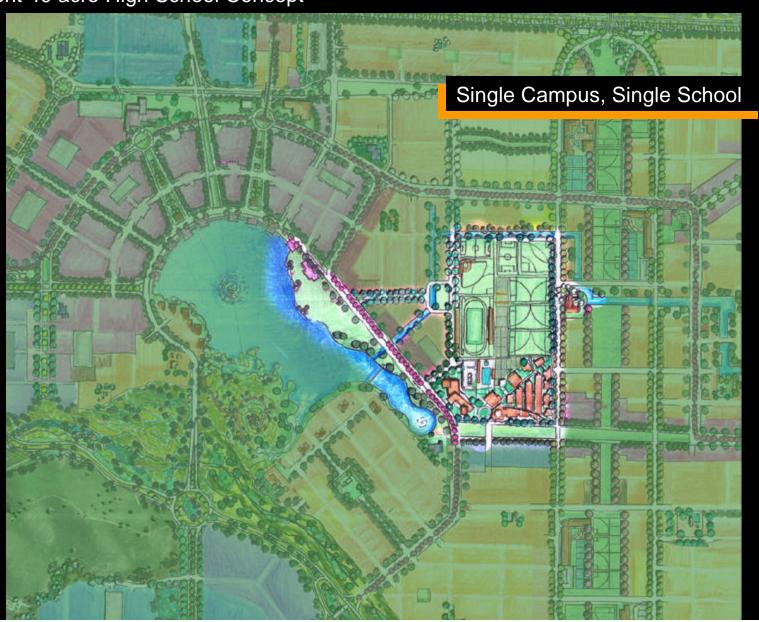


School Sites



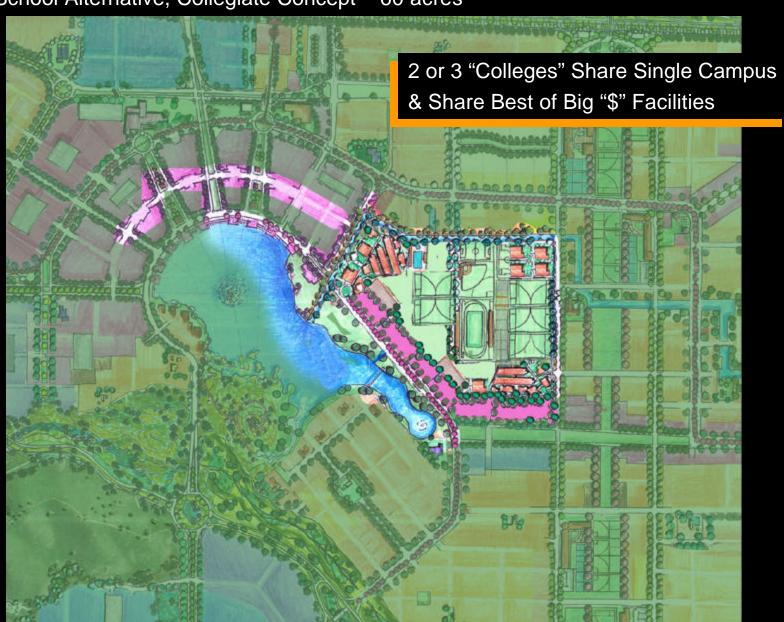


Current 40 acre High School Concept





High School Alternative, Collegiate Concept – 60 acres





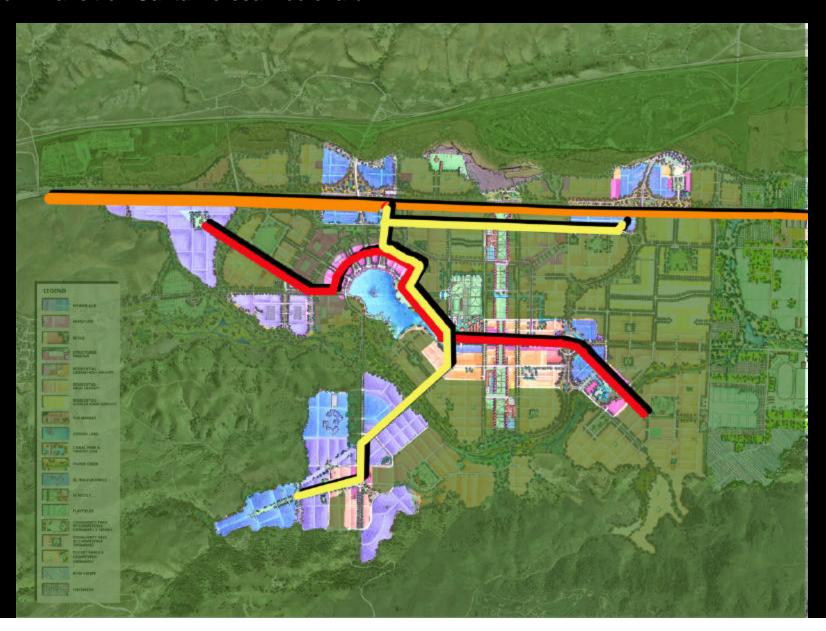
May 26, 2005

Issues Update

Santa Teresa
Mixed Use
Intensification



New Transit on Santa Teresa Boulevard









May 26, 2005

Issues Update

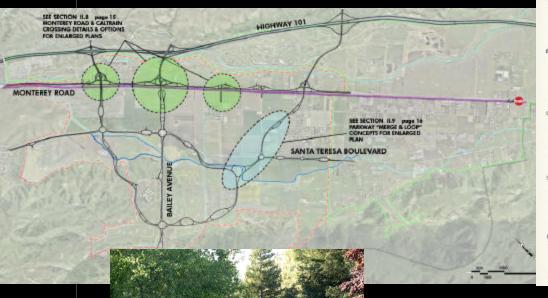
Connections

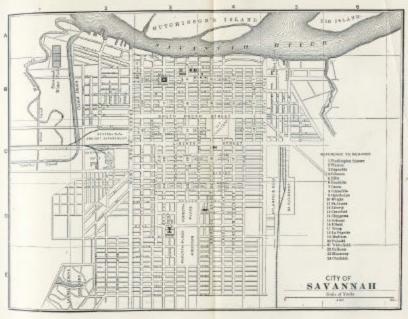


2ND WORKSHOP

ROAD APPROACHES

Parkway + low-volume grid









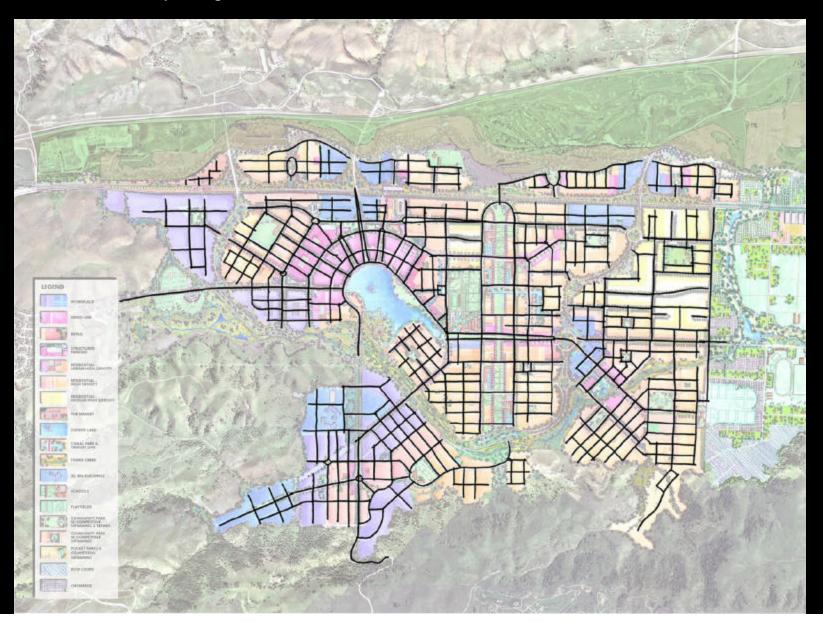


01.25.2005 Land Use Illustrative





Pedestrian Friendly Neighborhood Grids





Neighborhoods Connected By Transit & Trails



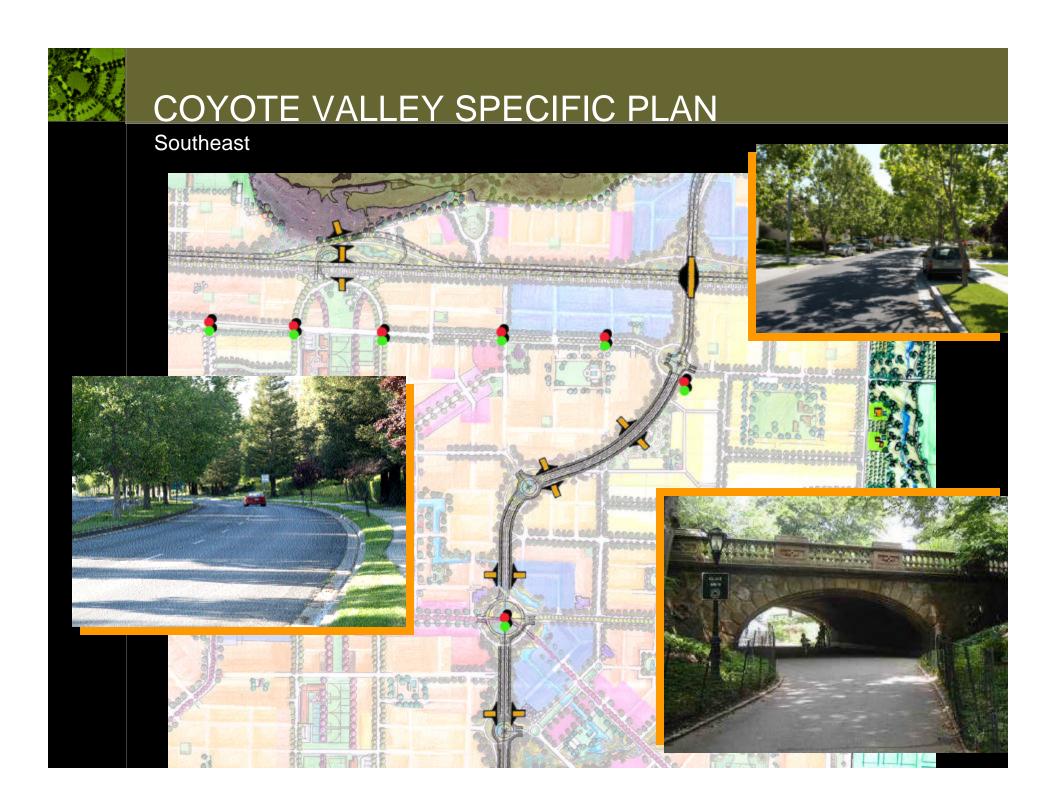


Refining Permeable Parkway





COYOTE VALLEY SPECIFIC PLAN Northeast

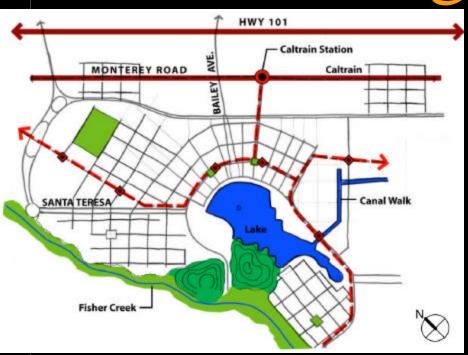






May 26, 2005

Zooming In



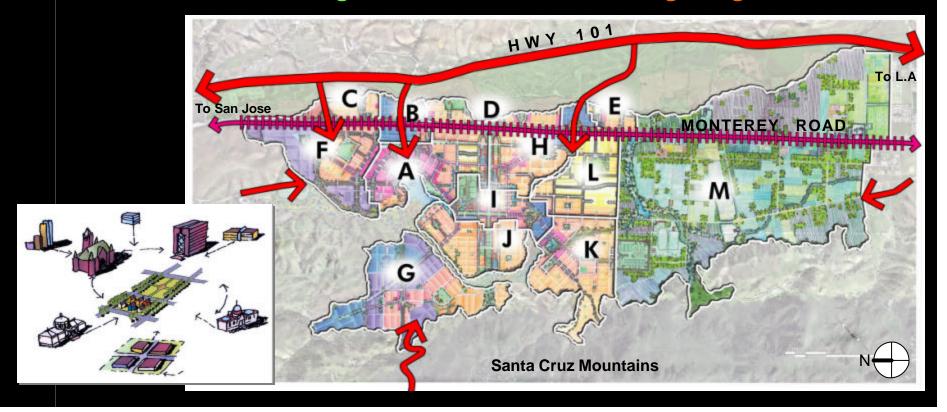




Elements of Successful Neighborhoods

- Distinct Identity
- Diversity of Uses
- Identifiable Community Center
- Compact and Diverse
- Connections & Linkages

- Mix of Land Uses
- Parking
- Attractive & High Quality Place
- Evolution Over Time
- "Growing It Right"



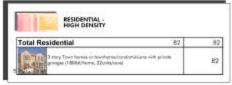


Planning Area - B

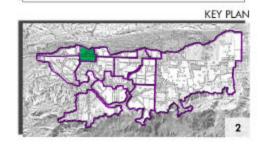


ALS: JOE	IS: 6,246	HOMES: 98	RETAIL	SF.: 13,50
THE STATE OF THE S	word	PLACE		
Total	Work Place Jo	bs	6,230	6,230
-	Conpossing/Tech C special(sale, 205 al	Hica (4 story with oil cessis sur lysk, FAR – 39)	fee parking # 1	333
lig:		Mare (7 stury milh if story small pocer(cb, 265 eV/ck, FAR-1.		1,857
		E story with A story proble show DISelypse, EAR-1, (88)	icond porting (II	4,040

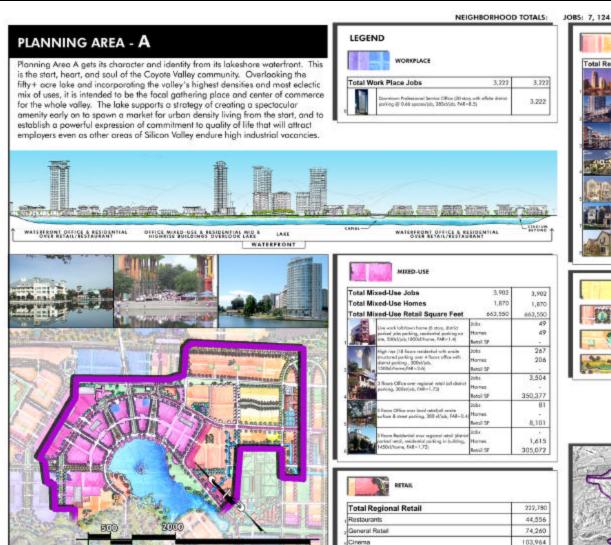
MIXED-USE		
Total Mixed-Use Jobs	16	Te.
Total Mixed-Use Homes 16		16
Total Mixed-Use Retail Square Feet		1
Line work to flytown from a 55 store, dismon	John	16
ported jobs porting, residential porting or	Horism	16
and the second s	Retail SF	+:-



RETAIL		
-		
Total Local Retail	13,502	13,502

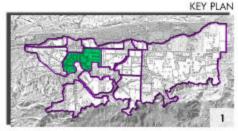


Planning Area - A



IS: 7, 124	HOMES: 4,925	RETAIL S	F.: 886,33
	ENTIAL -	RESIDENTI URBAN HI	AL - SH DENSITY
Total Residential		3,065	3,065
Lucy 12 may halding	righ-lise (2300st/home, 100	i enthilacre, parking in	186
O Dony that ear	s (1400 etitlome, 75 units/or	re, perking in buildings	558
4 stop wood h (1 ADOM/Form)	ane over or enapping shock 42 units/sons	and poling	1,116
2 story record to	une visulace copiet police e ellostebb)	ng F190x(+umx, 30	93
	ornes or townhame/condomi st/home, 22unks/scse)	niveryth price	832
Drugge Persity of Leith, Secret	lateched (3 story duster from	ec, 1800d/fores, 14	122
Single Plantly of 21-30 h) home.	lended (2-3 stay dutes or 12 polisions)	polo homes,	149







Planning Area - I

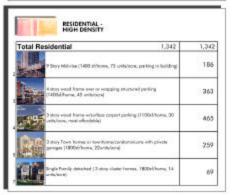
PLANNING AREA - I

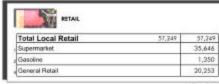
Planning Area I is focused on a Santa Teresa urban parkway, which links the more urban waterfront area of Planning Area A with the more traditional neighborhoods to the south and west. Buildings with active retail and professional ground floor storefronts flank a pedestrian friendly linear park. At the north end it is anchored by the civic importance of the Coyote Valley High School. It is bisected by the east west central commons. At the southern end is a workplace node as well as a secondary retail concentration.

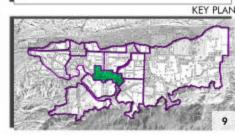
LEGEN	NEIGHBORHOOD TOTALS			
	WORKPLACE			
Total Wo	rk Place Jobs	4,081	4,081	
	Corporate/Sech Office (4 storp with off amplie surfect space/job, 385 of/job, Febru 39)	se proting 60 1	370	
	Corporate/flech of stary with 4 story challs shucture Didd specialists, 7884/Tob. P4R=1.04	of porting (I)	2,266	
	Devintown Professional Service Office IA stay with a partiting (\$7.8 at species/jul), 285 of july, FMA-1, 75)	offer's destror	1,161	
	Disunto-ra Profussional Service Office (7 etc.) with a partiting (8 E 66 spaces-folk, 785s/folk, FAR-0)	offsire classics	284	

SCHOOL SITE

5: 4, 492	HOMES: 1,702	RETAIL	SF.: 86,
200	MIXED-USE		
Total Mixe	d-Use Jobs	411	411
Total Mixe	d-Use Homes	360	360
Total Mixe	d-Use Retail Square Feet	29,704	29,704
40.00		Jobs	297
1	trans Office over facol retailipal onelle facol & street packing, 300 s/(sb, PAR=0.4)	Hones	*
		Rotal SF	29,704
200	loos Residental over optional office.	Jobo	113
50 L	sidental positing in building, after parking street, 1450sEhorne, about 1 into Shornes.	Harnes:	360
P Service	E=1.36)	Borolt SF	







 Miller Springers	DANTA TERESA ELECCIONISTA OPER CONFESCI SANTA TERESA	
500 200		Miles -

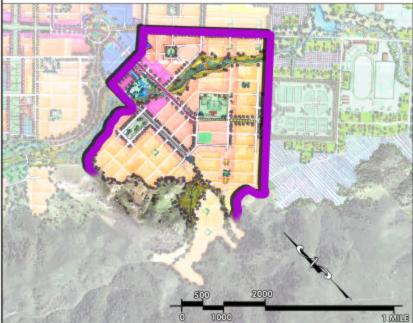


Planning Area - K

PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.









Total Res	sidential 3,4	3,402
	4 stop wood frame over or wrosping structured parking (14004/home, 43 software)	418
495	3 story wood frame w/surface cargost perking († 100st/frame, 36 units/ecte, noet offordable)	19
1	3 stop Tanin Ira mas ar texchorea/condominiums with private garages (1806/illums, 22units/use)	1,432
	Single Foreign detached (3 story cluster homes, 1890s/frome, 14 write/story)	564
1	Single Family detached (2-3 story disper or polic homes, 2106/shore, 12 units/sary)	603
	Single Family destached (2 stary frames, 2000al/horie, 10 anish family	366

RETAIL		
Total Local Retail	6,751	6.751
General Retail	14.5	6,751

